058.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,600 / 633,600
					USE VALUE:	633,600 / 633,600
					ASSESSED:	633,600 / 633,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VELASQUEZ ALFONSO D
Owner 2:	HENRICHS HELEN F
Owner 3:	
Street 1:	6 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAOLETTI KARMA -
Owner 2:	NEWTON THOMAS -
Street 1:	6 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 1,925 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 1590 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1925.000	299,200		334,400	633,600
Total Card	0.044	299,200		334,400	633,600
Total Parcel	0.044	299,200		334,400	633,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.49 | /Parcel: 398.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	38122
GIS Ref	
GIS Ref	
Insp Date	07/19/16

!4937!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,400	0	1,925.	334,400	633,800	633,800	Year End Roll	12/18/2019
2019	101	FV	224,700	0	1,925.	329,600	554,300	554,300	Year End Roll	1/3/2019
2018	101	FV	224,700	0	1,925.	253,200	477,900	477,900	Year End Roll	12/20/2017
2017	101	FV	224,700	0	1,925.	238,900	463,600	463,600	Year End Roll	1/3/2017
2016	101	FV	173,800	0	1,925.	219,800	393,600	393,600	Year End	1/4/2016
2015	101	FV	163,800	0	1,925.	205,400	369,200	369,200	Year End Roll	12/11/2014
2014	101	FV	163,800	0	1,925.	189,200	353,000	353,000	Year End Roll	12/16/2013
2013	101	FV	163,800	0	1,925.	189,200	353,000	353,000		12/13/2012

PRINT

Date	Time
12/10/20	19:53:55

LAST REV

Date	Time
03/27/20	09:45:24
danam	
4937	

USER DEFINED

Prior Id # 1:	38122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAOLETTI KARMA	48655-576		12/13/2006		369,500	No	No		
DOHERTY WILLIAM	36897-403		11/1/2002		305,000	No	No		
	11426-586		9/10/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	233	Redo Bat	10,000	C				
11/6/2015	1723	Dormers	92,500					
10/11/2007	929	Re-Roof	3,700					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2016	Meas/Inspect	DGM	D Mann
7/19/2016	Permit Visit	DGM	D Mann
3/4/2009	Measured	189	PATRIOT
3/30/2007	MLS	MM	Mary M
2/18/2003	MLS	MM	Mary M
1/7/2000	Meas/Inspect	277	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1925		Sq. Ft.	Site		0	70.	2.48	6									334,425						334,400	

Total AC/HA: 0.04419 | Total SF/SM: 1925 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 334,425 | Spl Credit | Total: 334,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31037736
Const Adj.:	0.93100190
Adj $ / SQ:	158.595
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367618
Depreciation:	68377
Depreciated Total:	299241

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

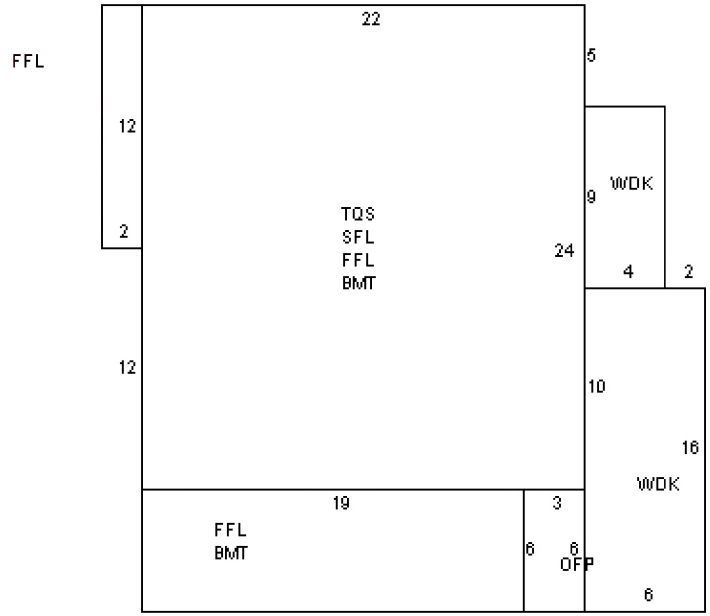
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.60
Special Features:	0	Val/Su Net:	125.61
Final Total:	299200	Val/Su SzAd	188.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	666	158.600	105,624
BMT	Basement	642	47.580	30,545
SFL	Second Floor	528	158.600	83,738
TQS	3/4 Story	396	158.600	62,804
WDK	Deck	132	12.640	1,668
OFP	Open Porch	18	40.960	737

Net Sketched Area:	2,382			Total:	285,116
Size Ad	1590	Gross Are	2514	FinArea	1590

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	